Office

Wood Centre

Calgary, Alberta

±221,668 sq.ft.

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PROUDLY MANAGED BY:

Epic

Property Details

TOTAL AREA	±221,668 Sq. Ft.
NUMBER OF FLOORS	8
TYPE OF HIGH-RISE FLOOR PLATE	29692
POSTED NET RATE	Call for Details
CERTIFICATIONS	BOMA BEST Gold, LEED Gold and ENERGY STAR®
YEAR BUILT	2008
BELOW GROUND PARKING STALLS	202
ABOVE GROUND PARKING STALLS	177
CEILING HEIGHT	9'

BUILDING HIGHLIGHTS

- Located in Calgary's North District
- Easy access from surrounding thoroughfares including Barlow Trail, Memorial Drive, Deerfoot Trail and the TransCanada Highway
- Conference Centre available
- Building Fitness Centre
- Secure underground bike storage and pathway access
- Lobby and common areas recently renovated

BOMA BEST SUSTAINABLE GOLD

LEED GOLD

ENERGY STAR

Availability

Wood Centre at 2535 3rd Avenue SE is located in Calgary's North District. The building is BOMA BEST Gold and LEED Gold certified and has an ENERGY STAR® score of 95. The building features stunning views of downtown and the mountains and is in close prominently located just off of Memorial Drive at Barlow Trail SE.

There is plenty of surface parking in the area, and the building offers secure underground bike storage and pathway access, as well as a conference centre, fitness centre, and tenant lounge. Recent renovations were completed in 2024 to lobby and common areas.

Both the Franklin and Barlow/Max Bell LRT stations are a 700m walk away. The property is in a prime location that is 10 minutes from the Calgary International Airport and 8 minutes from downtown, and it is easily accessible from Barlow Trail, Memorial Drive, Deerfoot Trail and the TransCanada Highway.

Tenants can take advantage of nearby food and service retail amenities, such as Swiss Chalet, Boston Pizza, Ginger Beef Bistro House and Marlborough Mall.

AVAILABILITY

315	12,255 sq.ft.	Office	Immediate	Built out space.

2026 Estimated Total Operating Costs and Property Taxes: $18.18 psf

Distances & Amenities

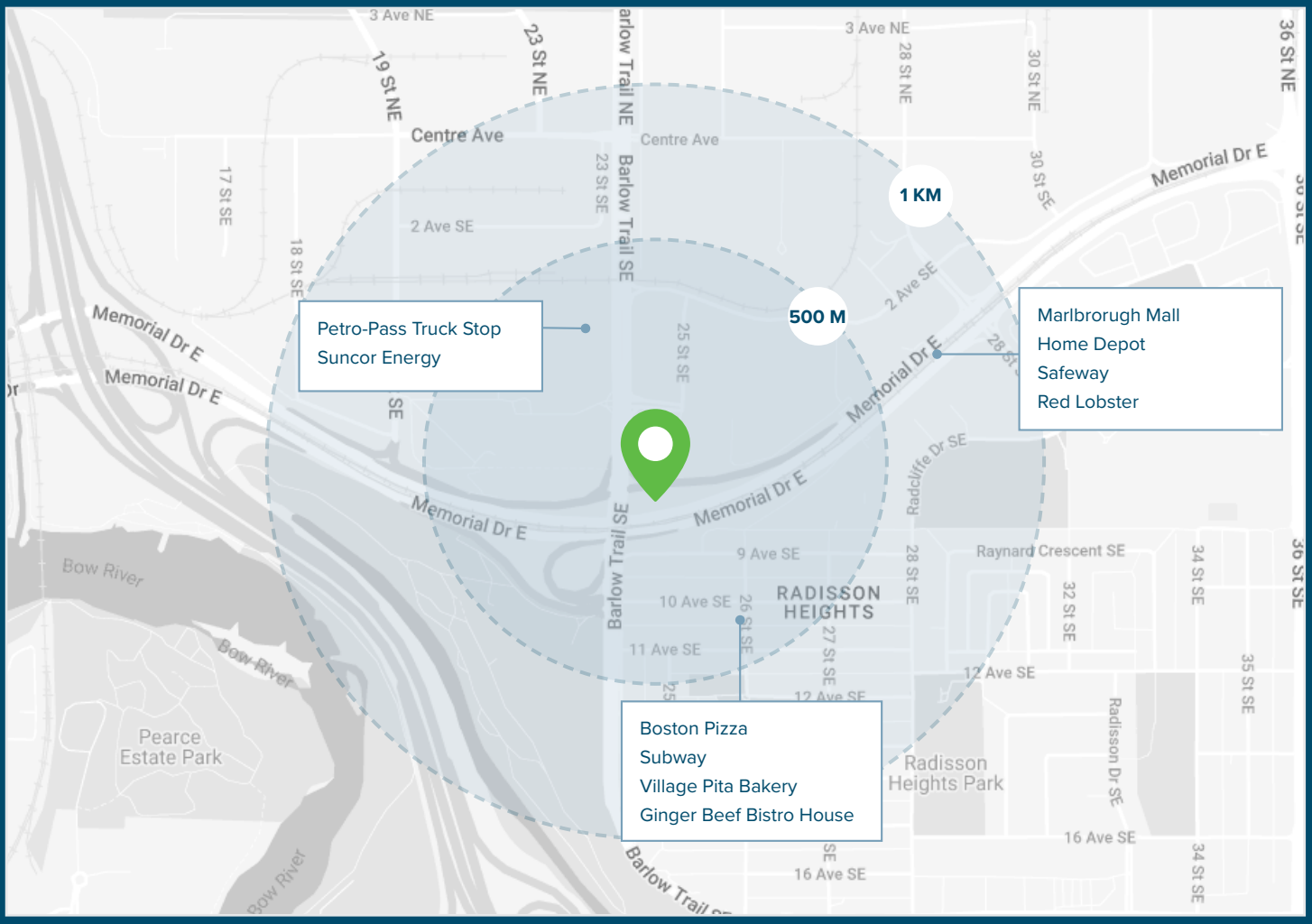
2535 3rd Avenue SE

Drive Times

Barlow Trail	**1 min**
Downtown Calgary	**9 min**
Calgary Airport	**10 min**

Public Transit

Franklin and Barlow/Max Bell LRT Stations	**2 min walk**



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